

## ATTACHMENT 13

SDP15-00004, Riva Townhomes

### CITY OF ISSAQUAH RIVER & STREAMS BOARD PUBLIC MEETING

December 15, 2015  
7:00 PM

City Hall Northwest  
1775 12<sup>th</sup> Avenue NW

#### MEMBERS PRESENT

Leigh Bangs  
Rory Galloway  
Tina Huff  
Richard Sowa  
Janet Wall  
Jeff Wood

#### ADMINISTRATIVE STAFF PRESENT

Amy Tarce, Planning Department  
Peter Rosen, Planning Department

#### VISITORS

Public present: Tina Confort, Peggy Foster,  
Connie Marsh, Teresa Ostel, Joe Verner

**CALL TO ORDER:** The Meeting was called to order at 7:02 PM.

#### APPROVAL OF MINUTES: November 3, 2015

It was MOVED by SOWA, SECONDED by GALLOWAY, and UNANIMOUSLY PASSED to APPROVE the Minutes of November 3, 2015, as written.

#### ITEM I      GATEWAY SENIOR HOUSING

Presenters: Matthew Corsi - Applicant, Roy Lewis - Triad, Derrick Overbay - VIA Architects, Owen Anderson and Bill Shiels - Talasaea Consultants.

Staff: Amy Tarce - Senior Planner, Peter Rosen - Environmental Planner

The project is a 146-unit senior living facility located on the former Mull site off Newport Way. The project is designed to meet the criteria and vision of the Central Issaquah Plan.

R & S Board Focus: Critical Areas: The site is located along the western edge of Schneider Creek, between the creek and Newport Way. A 25% buffer reduction (from 100 feet to 75 feet) is proposed, with enhancement of the existing buffer, along with mitigation for the paved trail and drainage structures. The existing buffer is of low habitat value – the enhancement will improve the diversity. There are no incursions into the OHWM.

There will be a large underground stormwater vault underneath the parking lot and a second vault with treatment action. The goal is to maintain the existing recharge & hydrology. Buffer landscape plantings will follow the King County buffer enhancement guidelines.

**Questions / Comments: Board & Public**

- Placement of LWD: **Board:** *Why not place some of the LWD closer to the creek?*

Applicant: We can look at specifically locating some of the LWD closer to the creek.

- Hydrology & Underground Vault: **Board:** *How will the hydrology change with the project? Is there any advantage to having the vault so close to the stream? Will there be more erosion?*  
**Public:** *How will you control the flow in heavy rain?*

Applicant: (Applicant explained the vault system operation). With the vaults, the water will be treated for water quality prior to release. The vault placement is intended to minimize erosion and preserve habitat – to optimize the geometry of the vault and the creek. The best available science model was used for back-to-back storm design. The vault has an overflow safety so the flow won't go over the parking lot.

- Enhancement / Plantings: **Board:** *You are adding peat to the soil?*

Applicant: Organic peat will be incorporated in to the soil. We've designed for the period of settling that will naturally occur.

**Public:**

- Overall Site: *There is an awkward and dangerous turn-in (curve) from Newport Way. Would like to see a better crossing even if it further impacts Schneider Creek.*
- Potential Future I-90 Crossing: *With the buffer averaging, would like language (condition added) addressing the potential future impact to the buffer by the City's future plans.*
- Central Issaquah Plan: *A goal of the Plan was for development to incorporate the environment and nature. It seems there is a missed opportunity here to have the building closer to the creek.*

Applicant: Siting the building closer to the creek was problematic for parking and providing community space. The community outdoor spaces are related to the creek.

Tarce: There is a connection with nature with the individual balconies on the buildings. There are several 'people' spaces: dog park, pea patch, trail with viewing outlooks along the creek. The dining area spills out to the outdoor plaza. The City felt these things met the criteria and intent of the Newport Way corridor in the Central Issaquah Plan.

- Tree Retention: *How many trees will be cleared? Taking away mature trees contributes to the existing flooding problem on Newport Way.*

Applicant: The number of significant trees being conserved meets Code, and more will be added with enhancement. The detention facility is designed to meet pre-development conditions.

### **Board - Final Comments**

- Tree Blowdowns: *It is great to see that the plan says the “areas impacted by tree blowdowns shall be re-planted with native trees.” This is an important component.*
- Future Newport Way Widening: *Can the City replace the perched culvert on Schneider Creek when it does the Newport Way widening project in the future?*

### **ITEM II      RIVA TOWNHOUSES**

Presenters: Aron Golden (Applicant) – Conner Homes, Stacia Bloom – Core Design, Gary Schultz – Wetland Consultant

Staff: Amy Tarce - Senior Planner, Peter Rosen - Environmental Planner

The project, 36 townhomes on an 8.39 acre site (developed area is 2.19 acre), is located northeast of Cougar Mt., bounded by SE Newport Way to the east and the Sammamish Pointe development to the north. The design intends to meet the criteria and vision of the Central Issaquah Plan.

R & S Board Focus: The site has several critical areas, including wetlands, streams, and related buffers. Wetland buffer and stream buffer reduction with enhancement is proposed. The entire buffer area will be planted/enhanced, providing improvement to the existing degraded buffer and the existing minimal tree cover.

Stormwater discharges into three underground vaults with three outfalls to the wetlands. Runoff will be treated for water quality. Vaults will have maintenance between storm events.

### **Board Comments / Questions:**

- Buffer Reduction: *Are you doing a combination of buffer reduction with enhancement and incursion into the 15-foot setback? Is the building setback into the buffer?*

Rosen: The stream buffer will be reduced from 100 feet to 75 feet. The 15-foot building setback is measured from the reduced buffer. No construction goes into the buffer, but goes to the edge of the 15-ft setback. Mitigation is the enhancement of the entire buffer.

### **Public Comments / Questions:**

- *What will be between the roadway surface and the buildings? A retaining wall?*
- *What will keep the soil in the 10-ft drop-off from eroding away?*

Applicant: A paved trail will run between the road and buildings. The soil will be kept in place by the building itself and the drive aisle.

- Wetland Maintenance: *Who will maintain the wetland in perpetuity? If it's the homeowners' association's responsibility, can language be added to ensure that it's done?*

Rosen: There are varying levels of long-term maintenance. It's a large wetland and the homeowners' association will be fairly small. The City has written maintenance requirements into agreements before and can give guidance, but doesn't have the enforcement capacity to guarantee the maintenance is done.

- Shared-Use Trail: *Can there be language added that makes sure there is mitigation for any part of the shared-use route that goes through critical area? Is where the trail will come through considered in the impacts and mitigation figures?*

Rosen: There is a shared-use route and King County trailhead. We're looking with the applicant at providing a trail connection on their site that would eventually align with the trail identified in the Rowley development agreement.

- Central Issaquah Plan: *The Plan concept was to bring buildings closer to nature. Why can't the building be closer to the creek? Why do you usually see the parking lot and cars up against the setback instead of the building?*

Rosen: The intent of the 15-ft. building setback is to allow maintenance of the building without going into the buffer, and to provide a setback from the buffer.

### **Board - Final Comments**

- Trail Connection: *Will the Board revisit the trail connection?*

Rosen: We'll be looking at the trail connection with the applicant and will update the Board.

- Long-Term Wetland/Buffer Maintenance: *Reducing the buffer with enhancement can be very temporary. There should be some responsibility for long-term maintenance by the homeowners' association written into every development agreement in the City.*

### **ITEM III      SUNRISE ASSISTED LIVING**

Presenters: James Brown – Wattenbarger Architects, Tom Deming – Habitat Technologies

Staff: Peter Rosen - Environmental Planner

The 82-unit, 5-story assisted living facility project is on the SE corner of the intersection of Black Nugget Road and Issaquah-Fall City Road. The project dates back to 2003, but was halted due to financial issues. Its revival includes design changes, including significant reduction of the building scale/footprint. The parking garage is 2/3 below grade.

R & S Board Focus: The undeveloped site consists of trees and dense vegetation. It's bordered on the south by steep slopes and the North Fork of Issaquah Creek. Since the project's inception there have been Code changes related to steep slopes adjacent to critical areas.

Rosen: The proposed steep slope reduction is from 50 feet to 10 feet. An occupied building has to be at least 25 feet from the top of the 40% slope. They are the required 100-ft. distance from the creek, but need an Administrative Adjustment of Standards permit to reduce the steep slope setback buffer. The geo-tech study focusing on steep slope buffer reduction is undergoing a peer review (the Board will have online access to the report.)

### **Board Comments / Questions:**

- Building Foundation / Steep Slope: *What will the building be founded on? Will it sit on terraced deposits, glacial till, gravel deposits, sandstone, etc.? Is there concern about creating additional load and potential for slides? Did the geo-tech report address that?*

Applicant: The report did not mention a concern for slides, but felt the foundation was stable.

- Retention System: (Applicant gave an explanation of the stormwater system). The system will collect water in four different areas and carry it to the underground concrete vault. It will be treated before dispersion. This discharge system should have a lesser impact than the direct discharge proposed with the previous design.
- Steep Slope Water Issues: *There is concern about where and how the water is discharged. A lot of water will be concentrated on the steep slope. If it's unstable, unconsolidated soil, it's going to liquefy and move, and the slope will let go. We've seen a lot of these issues around the City. These are serious issues that have repeatedly caused problems.*

Rosen: The City is confident about the experts doing the fairly extensive geo-tech study, which includes the stormwater system.

- Planting Plan: *The Plan mentions having non-toxic vegetation, but it lists several toxic and invasive plants, such as: English Laurel, Heavenly Bamboo, Helebores and Hydrangeas.*

Applicant: We will look at potential invasive plants. The list goes through a Department of Health review for toxic plants.

### **Public Comments / Questions**

- Ravine: *Is there concern that residents may have access to the ravine? Also, there is an opportunity here to educate the residents about critical areas.*

Applicant: There are several levels of safety measures to prevent memory-care patients being outside in potentially harmful situations. We can consider a fence for the ravine.

**Board - Final Comments**

- Water Issues with the Steep Slope: *The Board is concerned about the steepness of the slope: soil stability, water springs on the slope, stormwater, infiltration of water, etc.? There are known problems in that whole area with those kinds of issues.*

**OTHER BUSINESS: FLOODING ISSUES**

Discussion of various flooding problems following the heavy rains: at Talus, and bank erosion and scouring downstream of Darigold plant.

**ADJOURNMENT:** The Meeting was adjourned at 9:20 PM.

The Minutes were submitted by Genie Benson, Recording Secretary